1 Standside
St James
NORTHAMPTON
NN5 5FG

£900 Per Month

- AVAILABLE NOVEMBER
- SPACIOUS LOUNGE/DINER
- ALLOCATED PARKING
- CLOSE TO AMMENITIES
- ONE BEDROOM
- KITCHEN WITH APPLINACES
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

Available November A very spacious one bedroom ground floor apartment forming part of the popular 'Life Building' development. The property is within easy reach of Northampton town centre, the railway station and junction 15a of the M1 motorway. **Unfurnished**

Entrance Hall
Laminate flooring, three windows to the rear aspect, entry phone, sunken spotlights to ceiling, large storage cupboard, radiator.

Lounge/Dining Room
22'5" x 18'4" max (6.84 x 5.60 max)
Laminate flooring, three radiators, two windows to front elevation, full length window and fully glazed door to communal rear garden, walk through to kitchen.

Kitchen
9'0" x 8'3" (2.75 x 2.53)
Fitted in wall and base mounted cupboards with roll top work surface space, built in single oven and micro wave, inset five burner gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, inset single bowl sink with separate drainer to the side, laminate flooring, spot lights to ceiling, window to front elevation.

Bedroom
14'9" x 11'8" (4.50 x 3.57)
Built in double wardrobe, radiator, window to front elevation.

Bathroom
Three piece suite comprising of curved bath with shower and screen, wash hand basin with vanity cupboard beneath, w/c with enclosed cistern, heated towel rail, extractor fan, full height tiling to bath and shower area.

Externally

Parking
Allocated parking space for one car.

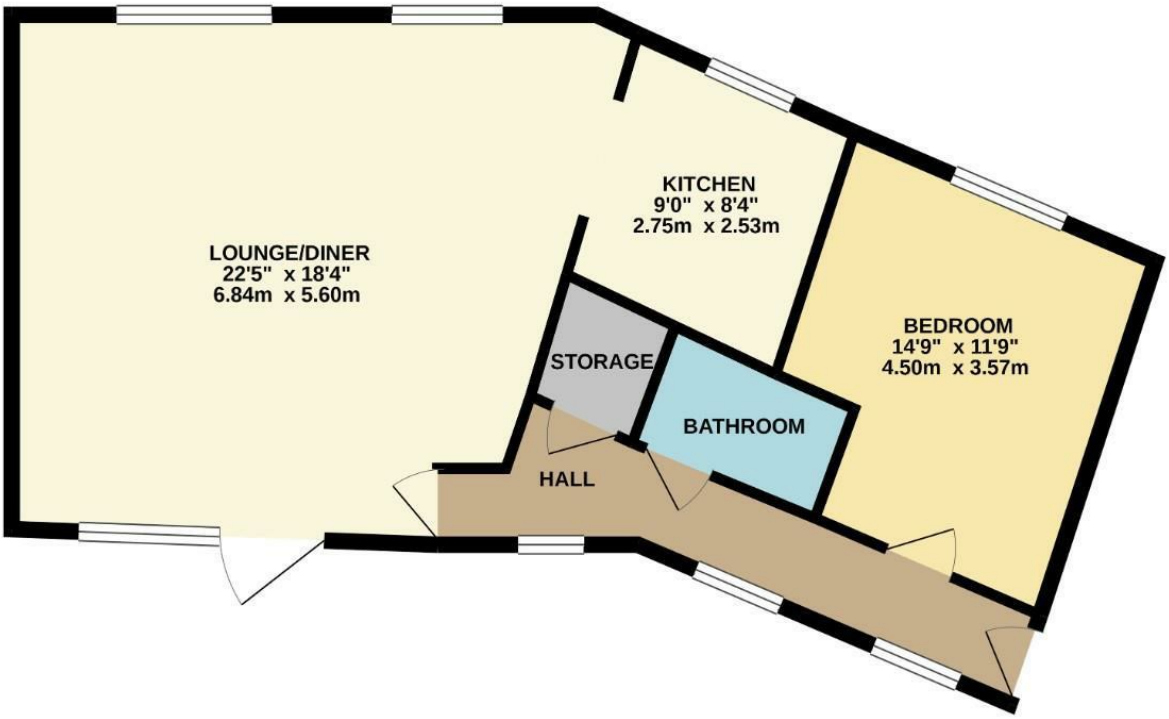
Rear Garden
Communal rear garden which can be accessed directly from the apartment via the lounge.

Agency Notes
Local Authority: West Northamptonshire Council
Council Tax Band - C

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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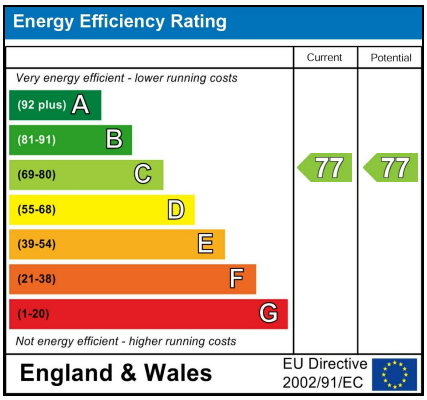

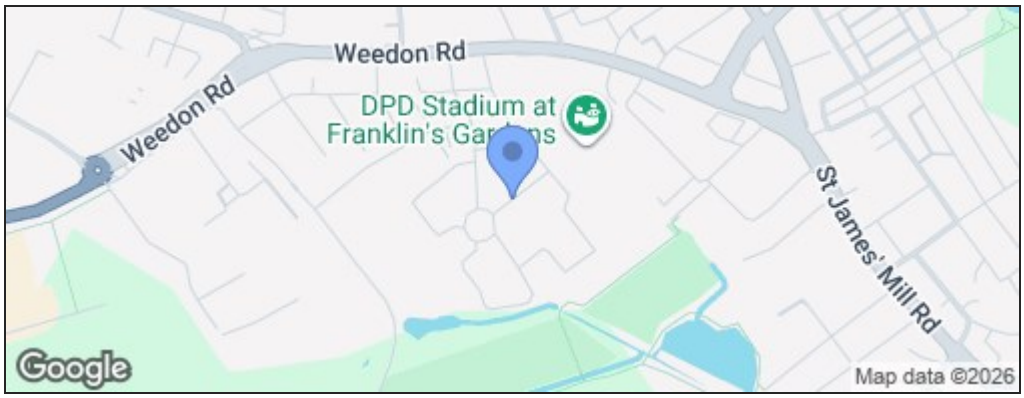

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.